

6/1/10 - Tuesday, June 1, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of June 1, 2010

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Kayser, Kaiser, Seymour, Klinkhammer, Larson, Hibbard, Pearson, FitzGerald

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

1. REZONING (Z-1413-10 Amd.) “ Princeton Crossing Condominiums, Phase 5

Haselwander Brothers, Inc., is requesting approval of Phase 5 of the Princeton Crossing Condominiums project. Phases 1-4 were approved in 2008 with a condition not allowing Phase 5. The applicant is now requesting removal of this condition.

Neil Haselwander spoke in support, indicating with photos the completion of Phases 1-3 and that Phase 4 will begin shortly. He related that he has met with the neighbors who indicated interest in purchasing the property along the proposed Concord Trail. The Providence Village Condo Association agreed to purchase the east portion, but the neighbors on Declaration Drive could not come to an agreement. Therefore, he has returned to the City for permission to proceed.

Jim Reiman, 2021 Declaration Drive, said that he is not opposed to development of the land in his back yard, but that it should be single-family homes otherwise it will reduce their property values. He also described the replacement of his driveway with concrete which required extra excavation because of ground water and drainage issues

Ardelle Brown, 1557 Declaration Drive, spoke in opposition. She presented photos of spring mud which ran off the excavations from Haselwander property onto her back yard. She also complained that there were no written offers from Haselwanders for the purchase of the property, so it was impossible to come to a purchase agreement.

Mr. Genskow explained the drainage plan for the Concord Trail area and that surface drainage will be directed to the south away from the back yards of Declaration Drive. This does not affect ground water movement.

Mr. Klinkhammer moved to recommend approval of the request with the conditions listed in the staff report finding that completion of Concord Trail and its drainage will improve the water run-off in this area. He added another condition that sidewalk be provided along one side of Concord Trail north to LaSalle Street. Mr. FitzGerald seconded and the motion carried. Mr. Hibbard voted no.

2. CONDITIONAL USE PERMIT (CZ-1003) “ Used Auto Lot, 1025 Starr Avenue

Chad Dalhoe has submitted a request to allow a used car lot in an I-1 district at 1025 Starr Avenue. The existing buildings will be remodeled and he will repave the site for an 18-stall auto display area.

No one appeared in opposition.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

3. CONDITIONAL USE PERMIT (CZ-1004) “ RV and Boat Sales, 2307 Kirk Street

Chris Bush has submitted a request to allow the display and sale of boats, campers, and RVs on the recently approved used car sales lot at 2307 Kirk Street.

Matt Wendt, 3509 Briarcrest Drive, spoke in support for Mr. Bush. No one appeared in opposition.

Mr. Kayser moved to approve the request with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

**4. CONDITIONAL USE PERMIT (CZ-1005) “ 515 and 529 Chippewa Street
and
SITE PLAN (SP-1012) “ Multi-use Building, 522 Water Street**

John Mogensen has submitted a request to allow non-accessory parking lots at 515 and 529 Chippewa Street to provide required parking for a three-story, multi-use building at 522 Water Street and to approve the site plan for the project. The site plan includes a three-story building on Water Street, with 12,500 square feet of ground floor commercial and second and third floor residences. Thirty-eight lower level stalls will be provided within the building. The two proposed parking lots face Chippewa Street. Existing residential rentals owned by Mr. Mogensen will be removed to provide the additional required parking. The site plans provide 100 stalls total, with 85 stalls the required parking with discounts for bus routes and bicycle parking. A letter from the Historic Randall Park Neighborhood Association steering committee voted neither to endorse nor oppose the project.

Mr. Mogensen appeared in support describing the access to the building, its management, and security.

Barbara Gramenz, 612 Chippewa Street, spoke in opposition. She stated that these parking lots will disrupt the residential character of the neighborhood.

David Mortimer, 304 Sixth Avenue, also spoke in opposition, citing that the parking lots will harm this neighborhood.

Marty Fisher-Blakeley, 237 Niagara Street, spoke in support of the proposal citing other approved parking lots in the neighborhood, and that Mr. Mogensen's were better laid out than the others. She also spoke in support of the neighborhood and commercial district plans which encourage higher density towards Water Street.

Mr. Hibbard stated that he likes the building design but not the parking lots and stated that the City should rezone the area if they want parking along Chippewa Street.

Mr. Kayser stated that adjacent parking lots can be a better neighbor than substandard housing.

Mr. Larson stated that he already lives adjacent to parking lots and they are not a serious problem.

Mr. Klinkhammer moved to approve the conditional use permit and approve the site plans with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried. Commissioners Hibbard and Kaiser voted no.

5. GENERAL SITE DEVELOPMENT PLAN (PZ-1005) " Temporary University Parking

Ayres Associates has submitted a site plan for temporary parking lot for UW-EC to be located just south of Zorn Arena. The site plan shows a 104-stall parking lot with access to Schneider parking lot from Park Street. This temporary parking lot is anticipated to be in service for 18 months during the construction of the new student union.

Disa Wahlstrand, Ayres Associates, and Terry

Mr. Pearson moved to recommend approval with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

6. PRELIMINARY PLAT (P-4-10) - Western LaSalle

Real Land Surveying has submitted the preliminary plat for Western LaSalle, located on the north side of LaSalle Street, west of N. Hastings Way. The plat creates 9 lots for single-family development. Lots 5, 6, and 7 are flag lots which have at least 25 feet access to LaSalle Street.

No one appeared in support or opposition.

Mr. FitzGerald moved to approve the preliminary plat with the conditions in the staff report. Mr. Pearson seconded and the motion carried.

7. SITE PLAN (SP-1013, SP-1014, SP-1015) " Three duplexes, West Shorewood Drive

Arrow Building Center has submitted 3 site plans for 3 duplexes to be located on the north side of W. Shorewood Drive, (Lots 1, 2, and 13). The Lot 1 duplex is on a corner lot with split driveways and garages to Jeffers Road and W. Shorewood Drive. Lot 2 and Lot 13 duplexes have similar site plans to the existing duplexes.

Burt Brovald, applicant, spoke in support. No one appeared in opposition.

Mr. FitzGerald moved to approve the site plans with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried. Mr. Hibbard voted no.

8. SITE PLAN (SP-1016) " Menards Storage Facility, E. Hamilton Avenue

Mr. Hibbard excused himself from the meeting.

Menards has submitted a site plan for a storage facility at 3230 E. Hamilton Avenue, the site of a former store. The site plan shows the main building being used for rental storage, the rear existing storage warehouse being used for cold storage, three new mini-warehouse style storage units, and the enclosure of the three-sided storage units into four-sided buildings. Mr. Tufte noted that these were allowed because they screened the storage yard of the Menards store. The remodeling of these fence units must be less than 50% of their value.

Scott Nuttleman, Menards, spoke in support. No one appeared in opposition.

Mr. Kayser moved to approve the site plan with the conditions listed in the staff report. Mr. Klinkhammer seconded and the motion carried. Mr. Hibbard abstained.

9. SITE PLAN (SP-1017) " Two Office Buildings, Oakwood Hills Parkway

Mr. Hibbard returned to the meeting.

Ayres Associates has submitted a site plan for two office buildings to be located on the west side of Oakwood Hills Parkway, north of

Golf Road, on Lots 203 and 204. The site plan shows a 6,650 square foot and 7,500 square foot office building on two lots with 55 parking stalls. The required parking is 47 stalls. Mr. Tufte described the landscaping, fences, and retaining walls to the rear.

Disa Wahlstrand, Ayres Associates, appeared in support. No one appeared in opposition.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

10. SITE PLAN (SP-1018) “ Globe University Parking Lot

Ayres Associates have submitted a site plan for expansion of the parking lot for Globe University. The site plan shows expansion of the existing parking lot to the south with 103 stalls added. Site access remains the same, as well as lighting and landscaping.

Disa Wahlstrand appeared in support.

Mr. Klinkhammer moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

11. DISCUSSION

A. West Riverside District Plan “ Analysis of Conditions

Mr. Tufte presented the Analysis and Issues draft from the consultant for the West Riverside District Plan. Mr. Tufte reported that the first district meeting will be Thursday June 10, at 7 p.m. He also reported that there have been two residents of the area interested in serving on the district plan study group and their name will be presented to the Plan Commission for appointment.

B. Hastings Way Corridor Plan

Mr. Tufte reported that the City and the design consultant have had a first meeting on the redesign of S. Hastings Way last week and that approximately 70 interested persons attended the presentation. The next meeting will be June 16 from 4-6 p.m. at Regis High School. As plans progress on the corridor study, the plans will be presented to the Plan Commission.

12. MINUTES

The minutes of the meeting of May 17, 2010, were approved with changes.

Joe Seymour, Secretary